

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY  
OF BLOOMINGTON, INDIANA, DETERMINING, AFTER INVESTIGATION,  
THAT AN EXPANSION OF THE MONROE CONVENTION CENTER IS NEEDED  
AND OTHER RELATED MATTERS**

WHEREAS, Bloomington/Monroe County is a highly sought-after destination for groups seeking to hold events of significant size in Indiana; and

WHEREAS, people attending events at the Monroe Convention Center ("Convention Center") also patronize restaurants and shops in the County and City, which has benefited the local economy by hundreds of millions of dollars since the existing Convention Center began operating; and

WHEREAS, the Convention Center was upgraded and remodeled, but not enlarged, in 2012, and its current size has limited its ability to accommodate many groups desiring to hold events in Bloomington; and

WHEREAS, the City agrees that an expanded Convention Center ("Expanded Convention Center") would provide civic benefits as well as significantly enhance the local economy through additional visitors to the area and increased employment opportunities; and

WHEREAS, the City of Bloomington, Indiana (the "City") Common Council (the "Common Council") has determined, after investigation, that it is necessary and desirable that an expansion (the "Project") to the Monroe Convention Center (the "Convention Center") be constructed and financed; and

WHEREAS, the City has determined to finance the Project pursuant to the provisions of Indiana Code 36-1-10, as amended (the "Act"), necessitating (a) the formation of a nonprofit building corporation (the "Building Corporation") and (b) the circulation of a petition to be signed by at least fifty (50) owners of taxable real property located within the boundaries of the City (the "Petition") requesting the Common Council to enter into negotiations to secure a lease under the Act, providing for the acquisition, construction, installation and equipping of the Project and the lease thereof from the Building Corporation; and

WHEREAS, the Common Council desires to take such steps as may be necessary to secure the acquisition, construction, installation and equipping of the Project, and the lease thereof (including, without limitation, the real property upon which the Project is to be located) from the Building Corporation (when formed) as provided under the Act; and

WHEREAS, the Building Corporation is intended to be organized for the purpose of the acquisition, construction, installation and equipping of such Convention Center expansion; and

WHEREAS, the Common Council has received the Petition of at least fifty (50) owners of taxable real estate located within the boundaries of the City, requesting the Common Council to enter into negotiations to secure a lease providing for the construction, installation and equipping of the Project, which Petition has been presented to this meeting; and

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY OF BLOOMINGTON, INDIANA COMMON COUNCIL, AS FOLLOWS:

Section 1. The Common Council hereby determines, after investigation, that a need exists for the acquisition, construction, installation and equipping of the Project and the funds needed therefor exceed the funds presently available to the City. The Common Council recommends to and authorizes the Mayor and the Controller of the City, with assistance from counsel, to proceed to take such steps as may be necessary, to secure the acquisition, construction, installation and equipping of the Project and the lease thereof (including, without limitation, the site of the Project) from the Building Corporation as provided under Indiana Code 36-1-10, as amended, including, without limitation, ratification of actions taken by the officers of the City with respect to the circulation of the Petition. The Common Council hereby accepts and approves the Petition presented to this meeting.

Section 2. The Common Council hereby authorizes and approves of the formation of the Building Corporation pursuant to Indiana Code 23-17 for the purpose of assisting with the completion of the financing of the Project pursuant to Indiana Code 36-1-10.

Section 3. The Common Council hereby authorizes and approves the publication of a notice of public hearing concerning a proposed lease (when drafted) to be held before the Common Council. The Common Council hereby approves the publication of said notice in such newspapers and at such times as required by law. The notice shall state the date, place and hour of the hearing; provide a summary of the principal terms of the lease; contain the name of the proposed lessor, the location and character of the structure to be leased, the rental to be paid and the number of years the lease is to be in effect; state that the proposed lease, plans and specifications, and cost estimates for the Project (including, without limitation, the site therefor) are on file in the office of the Controller for the City for public inspection; state that all persons are entitled to be heard at the hearing as to whether the execution of the proposed lease is necessary and whether the rental is fair and reasonable; and state that after the hearing, which may be adjourned from time to time, the Common Council may modify, confirm or rescind the proposed lease, but that the rental as set out in the published notice may not be increased.

Section 4. The Common Council hereby authorizes the appraisal of real property to be financed by the Project and the existing Convention Center, as more particularly set forth in exhibits to the proposed lease (the "Property").

Section 5. The Common Council hereby authorizes The Mayor of the City to appoint two appraisers (the "Appraisers") to appraise the fair market value of the Property. The Appraisers shall be professionally engaged in making appraisals or licensed under Indiana Code 25-34.1. The Appraisers shall be directed to return the appraisals to the Mayor of the City within two (2) weeks of their engagement by the Mayor for the appraisal work. When returned, the appraisals shall be presented to a subsequent meeting of the Common Council for approval and ratification.

Section 6. The Mayor, the Clerk and the Controller of the City, and such other officers of the City as may be necessary and appropriate, are hereby authorized to take any such actions and to execute all such instruments as may be necessary or appropriate to carry out the transactions contemplated by this Resolution, in such forms as the officers executing the same shall deem proper, to be evidenced by the execution thereof.

Section 7. This Resolution shall be in full force and effect from and upon compliance with the procedures required by law.

PASSED AND ADOPTED this 22 day of January, 2025, by the City of Bloomington, Indiana Common Council.


CITY OF BLOOMINGTON, INDIANA  
COMMON COUNCIL

  
\_\_\_\_\_  
Presiding Officer


ATTEST:

  
\_\_\_\_\_  
Nicole Bolden, City Clerk

PRESENTED to the Mayor of the City of Bloomington, Indiana, this 24 day of January, 2025, at 12:00 pm.

  
\_\_\_\_\_  
Nicole Bolden, City Clerk

APPROVED by me, the Mayor of the City of Bloomington, Indiana, this 27 day of January, 2025, at 9:30 a.m.

  
\_\_\_\_\_  
Kerry Thomson, Mayor

#### SYNOPSIS

Per Indiana Code 36-1-10-7, this Resolution is required to be passed by the Common Council of the City of Bloomington ("Common Council") in their capacity as the fiscal body if the City is going to enter into a lease for a structure, such as an expanded Convention Center. In this case, Monroe County and the City of Bloomington ("City") have been working together since 2017 to establish funding for and expand the current Monroe County Convention Center. The City, previously, approved various documents in support of the passage of a Food and Beverage Tax by the Monroe County Council, which would fund the expansion of the Convention Center. The City also approved an Interlocal Cooperation Agreement in 2024 with Monroe County that created a Capital Improvement Board ("CIB"), appointed members to the CIB, and provided for a City Building Corporation to be created by a lease to be entered into for the ownership of the expanded Convention Center. The Resolution affirms the Common Council's finding that the expanded Convention Center is necessary and allows for the next steps, which will include a public hearing and approval of a lease to occur.

Distributed to: Clerk, Controller, Council Attorney, Legal,  
and Mayor.

